



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: September 7, 2006

PUBLIC NOTICE OF THE PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT
REPORT AND PUBLIC NOTICE OF A SCOPING MEETING

JO: 6090

PUBLIC NOTICE: The City of San Diego will be the Lead Agency and will prepare a Program Environmental Impact Report (PEIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of a Program Environmental Impact Report and Scoping Meeting was publicly noticed and distributed on September 7, 2006.

SCOPING MEETINGS: Two scoping meetings will be held by the City of San Diego Land Development Review Division. One will be held on Wednesday, September 13, 2006, from 5:30 to 7:30 pm at the Mira Mesa Library, 8405 New Salem St., San Diego, CA 92126-2398, and the other meeting will be held on Monday, September 25, 2006 from 5:30 to 7:30 pm at the Valencia Park/Malcolm X Library, 5148 Market Street, San Diego, CA, 92114. Verbal and written comments regarding the scope and alternatives of the proposed Environmental Impact Report (EIR) will be accepted at the meetings. Written comments may also be sent to Marilyn Mirrasoul, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101, or e-mailed to mmirrasoul@sandiego.gov referencing Project Number 104495 in the subject line within 30 days of the receipt of this notice (by October 7, 2006). A draft PEIR incorporating public input will then be prepared and distributed for public review and comment.

SUBJECT: General Plan Update: The City of San Diego General Plan Update is proposed to replace the existing 1979 *Progress Guide and General Plan* (1979 General Plan). The General Plan sets out a long-range, comprehensive framework for how the city will grow and develop, provide public services and maintain the qualities that define San Diego over the next 20-30 years. The proposed update has been guided by the City of Villages growth strategy and citywide policy direction contained within the General Plan Strategic Framework Element (adopted by the City Council on October 22, 2002) and would consolidate the existing thirteen elements in the 1979 *General Plan* into the following ten elements: Land Use and Community Planning; Mobility; Urban Design; Public Facilities, Services and Safety; Economic Prosperity; Recreation; Conservation; Historic Preservation; Noise; and, Housing (under separate cover).

Applicant: City Planning and Community Investment Department

PROJECT No. 104495 **COMMUNITY PLAN AREA:** All **COUNCIL DISTRICT:** All

Recommended Finding: Pursuant to Section 15060 (d) of the CEQA Guidelines, it appears that the proposed project could potentially result in significant environmental impacts in the following areas: Air Quality and Odor, Agricultural Resources, Biological Resources, Geologic Conditions, Growth Inducement, Health and Safety, Historical Resources, Hydrology, Land Use, Mineral Resources, Noise, Paleontological Resources, Public Services, Public Utilities, Transportation/Circulation/Parking, Visual Effects and Neighborhood Character, and Water Quality.

Availability in Alternative Format: To request the City's letter to the applicant detailing the required scope of work (EIR Scoping Letter) in alternative format, call the Development Services Department at (619) 446-5460 immediately to ensure availability. This information is ALSO available in alternative formats for persons with disabilities. To request this notice in alternative format, call (619) 446-5446 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Marilyn Mirrasoul at (619) 446-5380. For information regarding public meetings/hearings and/or other information regarding this project, contact the General Plan Update Acting Program Manager Nancy Bragado, at (619) 533-4549 and/or the EIR Project Manager Randy Rodriguez at 619-533-4524. This notice was published in the San Diego Union Tribune and the San Diego Transcript, placed on City of San Diego websites (see below) and distributed on September 7, 2006.

<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>
<http://www.sandiego.gov/planning/genplan/index.shtml>

Robert J. Manis, Assistant Deputy Director
Development Services Department

DISTRIBUTION: For General Plan Update NOP of Draft EIR (September 7, 2006)
*** (Public Notice Only)**

City of San Diego

Mayor Sanders
Council President Peters, District 1
Councilmember Faulconer, District 2
Councilmember Atkins, District 3
Councilmember Young, District 4
Councilmember Maienschein, District 5
Councilmember Frye, District 6
Councilmember Madaffer, District 7
Councilmember Hueso, District 8
City Attorney, Shirley Edwards
Development Services Department (78, 78A)
Library Department (81) Balboa Branch Library (81B)
Beckwourth Branch Library (81C)
Benjamin Branch Library (81D)
Carmel Mountain ranch Branch (81E)
Carmel Valley Branch Library (81F)
City Heights/Weingart Branch Library (81G)
Clairemont Branch Library (81H)
College-Rolando Branch Library (81I)
Kensington-Normal Heights Branch Library (81K)
La Jolla/Riford branch Library (81L)
Linda Vista Branch Library (81M)
Logan Heights Branch Library (81N)
Malcolm X Library & Performing Arts Center (81O)
Mira Mesa Branch Library (81P)
Mission Hills Branch Library (81Q)
Mission Valley Branch Library (81R)
North Clairemont Branch Library (81S)
North Park Branch Library (81T)
Oak Park Branch Library (81U)
Ocean Beach Branch Library (81V)
Otay Mesa-Nestor Branch Library (81W)
Pacific Beach/Taylor Branch Library (81V)
Paradise Hills Branch Library (81Y)
Point Loma/Hervey Branch Library (81Z)
Rancho Bernardo Branch Library (81AA)
Rancho Penasquitos Branch Library (81BB)
San Carlos Branch Library (81DD)
San Ysidro Branch Library (81EE)
Scripps Miramar Ranch Branch Library (81FF)
Serra Mesa Branch Library (81GG)
Skyline Hills Branch Library (81HH)
Tierrasanta Branch Library (81II)
University Community Branch Library (81JJ)
University Heights Branch Library (81KK)
Noise Analysis (82)
Real Estate Assets Department (85)
Engineering and Capital Projects Department (86)
Historical Resources Board (87)
Park and Recreation Department (89)

Wetland Advisory Board (91A)
Water Department (MS 908A)
Metropolitan Wastewater Department (MS 922)
Facilities Financing (MS 606F)
Park Development (93)
Environmental Services Department (93A)
San Diego Housing Commission (MS 49N)
City of San Diego Redevelopment Agency (MS 904)
Centre City Development Corporation (MS 51 D)
Southeastern Economic Development Corporation (SEDC) (MS 68)
Fire-Rescue Department, Samuel Oates, Fire Marshall (MS 603)
Governmental Relations Department (MS 51M)
Neighborhood Code Compliance (MS 51N)
Police Department (84)
Transportation Development (MS 501)
City Planning and Community Investment Department (MS 5A)

Community Service Centers:

Clairemont (274)
Navajo (337)
Peninsula (389)
Rancho Bernardo (399)
San Ysidro (435)
Scripps Ranch (442)

Other Cities

City of Chula Vista (94)
City of Coronado
City of Del Mar (96)
City of El Cajon (97)
City of Escondido (98)
City of Imperial Beach (99)
City of La Mesa (100)
City of Lemon Grove (101)
City of National City (102)
City of Poway (103)
City of Santee (104)
City of Solana Beach (105)

Federal Agencies

Federal Aviation Administration (1)*
Naval Facilities Engineering Command, SW Division, Environmental Planning (12)*
MCAS Miramar (13)*
U. S. Environmental Protection Agency (19)*
U. S. Fish and Wildlife Service (23)*
U. S. Army Corps of Engineers (26)*
U. S. Department of Agriculture (25)*

Native Americans

Ron Christman (215)*
Louie Guassac (215A)*
Clint Linton (215B)*
Kumeyaay Cultural Repatriation Committee (225)*
Native American Bands and Groups (225A - Q)*

State of California

CALTRANS, District 11 (33)*
Department of Fish and Game (32)*
Department of Parks and Recreation (40)*
Department of Parks and Recreation, Office of Historic Preservation (41)*
Resources Agency (43)*
Regional Water Quality Control Board, Region 9 (44)*
State Clearinghouse (46A)
California Coastal Commission (47)
Native American Heritage Commission (56)*
University of San Diego (251)
San Diego State University (455)
Malcolm A. Love Library (457)
University of California, San Diego (134)
San Diego Unified Port District (109)
California Integrated Waste Management Board (35)
California Environmental Protection Agency (37)
Housing and Community Development Department (38)
Department of Water Resources (45)*
California Boating and Waterways (52)*
California State Coastal Conservancy (54)*
Office of Planning and Research (57)*
California Energy Commission (59)*
California Department of Conservation (60)
California State Lands Commission (62)*

San Diego County

Department of Planning and Land Use (68)
County Water Authority (73)
Department of Environmental Health (75 & 76)
Department of Parks and Recreation (69)
Department of Agriculture (64)
Air Pollution Control District (65)
Department of Education (66)*
Department of Public Works (72)*

Other Agencies

San Diego Association of Governments (108)
San Diego Transit Corporation (112)
Semptra (114)
Metropolitan Transit Systems (115)
San Diego County Regional Airport Authority (110)
San Diego County Water Authority (73)
Local Agency Formation Commission (LAFCO) (111)
Otay River Park Joint Powers Authority
San Dieguito River Park Joint Power Authority (425A)

Community Groups, Associations, Boards, Committees and Councils

Community Planners Committee (194)
Otay Mesa - Nestor Planning Committee (228)
Otay Mesa Planning Committee (235)
Clairemont Mesa Planning Committee (248)
Greater Golden Hill Planning Committee (259)

Serra Mesa Planning Group (263A)
Kearny Mesa Community Planning Group (265)
Linda Vista Community Planning Committee (267)
La Jolla Community Planning Association (275)
City Heights Area Planning Committee (287)
Kensington-Talmadge Planning Committee (290)
Normal Heights Community Planning Committee (291)
Eastern Area Planning Committee (302)
Midway Community Planning Advisory Committee (307)
Mira Mesa Community Planning Group (310)
Mission Beach Precise Planning Board (325)
Mission Valley Unified Planning Organization (331)
Navajo Community Planners Inc. (336)
Carmel Mountain Ranch Community Council (344)
Carmel Valley Community Planning Board (350)
Del Mar Mesa Community Planning Board (361)
Greater North Park Planning Committee (363)
Ocean Beach Planning Board (367)
Old Town Community Planning Committee (368)
Pacific Beach Community Planning Committee (375)
Rancho Penasquitos Planning Board (380)
Peninsula Community Planning Board (390)
Rancho Bernardo Community Planning Board (400)
Sabre Springs Planning Group (406B)
San Pasqual - Lake Hodges Planning Group (426)
San Ysidro Planning and Development Group (433)
Scripps Ranch Community Planning Group (437)
Miramar Ranch North Planning Committee (439)
Skyline - Paradise Hills Planning Committee (443)
Torrey Hills Community Planning Board (444A)
Southeastern San Diego Planning Committee (449)
Encanto Neighborhoods Community Planning Group (449A)
College Area Community Council (456)
Tierrasanta Community Council (462)
Torrey Pines Community Planning Group (469)
University City Community Planning Group (480)
Uptown Planners (498)
Clairemont Town Council (257)
Greater Golden Hill Planning Committee (259)
Golden Hill Community News (260)
Kearny Mesa Town Council (263)
Serra Mesa Planning Group (263 A)
Serra Mesa Community Council (264)
Marian Bear Natural Park Recreation Council (267 A)
Rolando Community Council (288)
Normal Heights Community Association (292)
Normal Heights Community Center (293)
Oak Park Community Council (298)
Webster Community Council (301)
Marshall Community Council (304)
Darnell Community Council (306)
Mira Mesa Town Council (311)
La Jolla Shores Association (272)
La Jolla Town Council (273)

La Jolla Shores PDO Advisory Board (279)
 La Jollans for Responsible Planning (282)
 Mission Bay Park Committee (320)
 Mission Beach Town Council (326)
 Mission Hills Association (327)
 Mission Valley Community Council (328 C)
 San Carlos Area Council (338)
 North Park Community Association (366)
 Ocean Beach Town Council, Inc. (376 A)
 Pacific Beach Town Council (374)
 Rancho Penasquitos Community Council (378)Rancho Bernardo Community Council, Inc. (398)
 Sabre Springs Community Planning Group (407)
 Rancho Penasquitos Town Council (383)
 San Dieguito Planning Group (412)
 San Pasqual-Lake Hodges Planning Group (426)
 San Ysidro Planning and Development Group (433)
 United Border Community Town Council (434)
 Skyline/Paradise Hills Planning Committee (443)
 Sorrento Hills Community Planning Board (444 A)
 Southeastern San Diego Development Committee (449)
 Encanto Neighborhoods Community Planning Group (449 A)
 Skyline/Paradise Hills Planning Committee (443)
 Sorrento Hills Community Planning Board (444 A)
 Southeastern San Diego Development Committee (449)
 Encanto Neighborhoods Community Planning Group (449 A)
 Arroyo Sorrento Homeowners Association (356)
 Burlingame Homeowners Association (364)
 Crown Point Association (376)
 Torrey Pines Association (379)
 The San Dieguito Lagoon Committee (409)
 Scripps Ranch Civic Association (440)
 Murphy Canyon Community Council (463)
 Torrey Pines Association (472)
 Crest Canyon Citizens Advisory Committee (475)
 University City Community Association (486)
 Hillside Protection Association (501)
 Allen Canyon Committee (504)

Other Interested Parties

San Diego Apartment Association (152)*
 San Diego Chamber of Commerce (157)
 Building Industry Association/Federation (158)
 San Diego River Park Foundation (163)*
 Sierra Club (165)*
 San Diego Natural History Museum (166)*
 San Diego Audubon Society (167, 167A)*
 California Native Plant Society (170)*
 Center for Biological Diversity (176)*
 San Diego River Conservancy (168)*
 Environmental Health Coalition (169)*
 Endangered Habitats League (182 & 182A)*
 Carmel Mountain Conservancy (184)*
 Torrey Pines Association (186)*
 Carmen Lucas (206)*

Dr. Jerry Schaefer (208A)*
 South Coastal Information Center (210)*
 San Diego Historical Society (211)*
 San Diego Archaeological Center (212)*
 Save Our Heritage Organisation (214)*
 San Diego County Archaeological Society Inc. (218)*
 La Jolla Historical Society (221)*
 University of San Diego (251)*
 Tecolote Canyon Citizens Advisory Committee (254)*
 Friends of Tecolote Canyon (255)*
 Tecolote Canyon Rim Owner's Protection Association (256)*
 UCSD Natural Reserve System (284)*Friends of the Mission Valley Preserve (330)*
 Mission Trails Regional Park Citizens Advisory Committee (341)*
 Los Penasquitos Canyon Preserve Citizens Advisory Committee (360)*
 Friends of Rose Canyon (386)*
 Pacific Beach Historical Society (377)*
 Sunset Cliffs Natural Park Recreation Council (388)*
 San Dieguito Lagoon Committee (409)*
 San Dieguito River Park CAC (415)*
 San Dieguito River Valley Conservancy (421)*
 RVR PARC (423)*
 Beeler Canyon Conservancy (436)*
 Mission Trails Regional Park (465)*
 Community Planners Committee (194)
 Friends of Los Penasquitos Canyon Preserve, Inc., (313)*
 Tijuana River National Estuarine Reserve (229)*
 San Dieguito River Park (116)*
 San Diego Regulatory Alert (174)*
 League of Conservation Voters (322)
 Citizens Coordinate for Century III (324 A)
 River Valley Preservation Project (334)*
 Friends of Adobe Falls (335)*
 Carmel Valley Trail Riders Coalition (351)*
 Carmel Mountain Conservancy (354)*
 Friends of San Dieguito River Valley (419)*
 Beeler Canyon Conservancy (436)*San Diego Board of Realtors (155)
 San Diego Convention and Visitors Bureau (159)*
 CalPIRG (154)
 San Diego Baykeeper (173)
 Surfrider Foundation (183)
 San Diego Civic Solutions (*Canyonlands*)

School Districts

Chula Vista School District (118)*
 Del Mar Union School District (119)*
 Poway Unified School District (124)*
 San Diego Unified School District (132)*
 Solana Beach School District (129)*
 South Bay Unified School District (130)*
 Grossmont Union High School District (120)*
 La Mesa-Spring Valley School District (121)*
 Lemon Grove School District (122)*
 National City School District (123)*
 San Dieguito Union High School District (126)*

San Ysidro School District (127)*
Santee School District (128)*
Solana Beach School District (129)*
South Bay Unified School District (130)*
Sweetwater Union High School District (131)*
San Diego City Schools (132)
San Diego Community College District (133)
San Diego Mesa College (268)

General Plan E-mail Distribution List (All of those listed below received the public notice via e-mail.)

ACCORD (Center on Policy Initiatives, environmental interest groups, and San Diego Labor Council)
Association of Environmental Professionals (AEP)
BioCom
Bicycle Coalition representatives
Center on Policy Initiatives
Community Forest Advisory Board (90)
Community Planners Advisory Committee on Transportation (COMPACT)
Council of Design Professionals
Economic Research Associates
Industrial Environmental Association (IEA)
Kiwanis Club of Old San Diego
Manager's Parking Task Force
National Association of Industrial and Office Properties (NAIOP)
New School of Architecture & Design
Park and Recreation Board
Pedestrian Master Plan Working Group
Redevelopment Project Area Committee Chairs
San Diego Highway Development Association
San Diego Housing Federation
San Diego Organizing Project
San Diego Port Tenants Association
San Diego Regional Economic Development Corporation (EDC)
San Diego Unified Port District representatives
San Diego Workforce Partnership
Science and Technology Commission
Small Business Advisory Board
Society of American Military Engineers
Society of Architecture and Engineering
Technical Advisory Board for Development Services
Uptown Partnership (Parking Summit)
Urban Council
U.S. Green Building Council
Walk San Diego Representatives
City of San Diego Planning Department Housing Issues Interest List



THE CITY OF SAN DIEGO

September 7, 2006

Mr. Bill Anderson, Director
City Planning and Community Investment Department
202 C Street, MS 4A
San Diego, CA 92101

Subject: Scope of Work for a Program Environmental Impact Report (PEIR) for the General Plan Update (Project No. 104495)

Dear Mr. Anderson:

Pursuant to Section 15060 (d) of the California Environmental Quality Act (CEQA), the Environmental Analysis Section (EAS) of the City's Development Services Department has determined that the proposed project may have significant effects on the environment, and the preparation of an Environmental Impact Report (EIR) is required. Staff has determined that a program EIR (PEIR) is the appropriate environmental document for this project because the General Plan Update can be characterized as one large project that governs the interconnected and continued planning of the entire City.

The purpose of this letter is to identify the specific issues to be addressed in the PEIR. The PEIR should be prepared in accordance with the attached "City of San Diego Technical Report and Environmental Impact Report Guidelines" (Updated May 2005). A Notice of Preparation will be distributed to the Responsible Agencies and others who may have an interest in the project. Changes or additions to the scope of work may be required as a result of input received in response to the Notice of Preparation.

The Notice of Preparation will also include an announcement of the date of a scoping meeting which will be held to allow interested parties to help define the scope of the PEIR or, in other words, comment on the issues they believe should be included within the PEIR. Scoping meetings are required by CEQA Section 21083.9 (a) (2) for projects that may have statewide, regional or area-wide environmental impacts. The City's environmental review staff has determined that this project meets this threshold. Two scoping meetings will be held by the City of San Diego Land Development Review Division. One will be held on Wednesday, September 13, 2006, from 5:30 to 7:30 pm at the Mira Mesa Library, 8405 New Salem St., San Diego, CA 92126-2398, and the other meeting will be held on Monday, September 25, 2006 from 5:30 to 7:30 pm at the Valencia Park/Malcolm X Library, 5148 Market Street, San Diego, CA, 92114.

The project that will be the subject of the PEIR is briefly described as follows:

Project Location: The General Plan Update encompasses the entire City of San Diego (Please see Figure 1).



Development Services

1222 First Avenue, MS 501 • San Diego, CA 92101-4155
Tel (619) 446-5460

Proposed Project:

On October 22, 2002, the City Council adopted the Strategic Framework Element as an amendment to the City's 1979 *Progress Guide and General Plan*. This action initiated the comprehensive update of the 1979 Progress Guide and General Plan. The Strategic Framework Element provided a new strategy for the City's future growth and development, a basis for a new Land Use Element, and a general policy framework for updating the existing elements in the General Plan.

California requires each city and county to adopt a general plan to guide the growth and development of a community, usually over a twenty-year horizon. A general plan provides the basis for local government decision making particularly related to legislative and regulatory land use and development, serves as a vehicle for citizens to participate in planning and decision-making for the community, and establishes the ground rules, to be easily understood by everyone, regarding how and where a community can grow. The state mandates the inclusion of seven elements: land use, circulation, housing (updated every five years), conservation, open space, noise, and safety. Interrelated and of equal status, each of the elements is an integral part of the General Plan. Elements can be combined, however, and the existing thirteen elements in the 1979 *Progress Guide and General Plan* together with the Guidelines for Future Development were combined and reduced to ten: Strategic Framework and Land Use and Community Planning; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services, and Safety; Recreation; Conservation; Historic Preservation; Noise; and Housing (under separate cover, and evaluated separately).

Introductory Sections

A new Strategic Framework section is proposed as an introduction to the General Plan. This section includes the Vision and Core Values adopted as a part of the Strategic Framework Element, and provides a summary of each of the ten elements of the General Plan.

Land Use and Community Planning Element

The proposed new Land Use and Community Planning Element (Land Use Element) incorporates the adopted Strategic Framework Element City of Villages strategy and provides policy direction in the areas of community planning, zoning and policy consistency, plan amendment process, coastal planning, airport land use planning, balanced communities, equitable development, environmental justice, and annexations. The element includes the General Plan Land Use and Street Systems Map, a generalized land use and streets composite map based upon adopted community plans.

The City of Villages strategy is a major component of the Land Use Element. This strategy calls for new growth to be targeted in mixed-use village centers in order to create lively activity centers, provide housing, improve walkability, help support a state-of-the-art transit system, and provide an alternative to the development of outlying areas. Combined with the citywide

policies, the strategy helps to ensure that growth and redevelopment will contribute towards long-term healthy environmental, social, and economic conditions within the city and its communities.

In addition, the Land Use Element clarifies the roles of the General Plan and community plans and their relationships. It establishes community plans as integral components of the General Plan, as the community plans provide the parcel-level detail regarding land use designations, density and intensity that is required by state law. Further, Land Use Element policies require that all projects conform to community plan policies, and that zoning is established which is consistent with the community plan.

Mobility Element

An overall goal of the Mobility Element is to further the attainment of a balanced, multi-modal transportation network that improves mobility and minimizes environmental and neighborhood impacts. The element includes a wide range of policies which advance a strategy for congestion relief and increased transportation choices in a manner that strengthens the City of Villages land use vision. The Mobility and Land Use Elements of the draft General Plan are closely linked. The Land Use Element identifies existing and planned land uses, and the Mobility Element identifies the proposed transportation network and strategies which have been designed to meet the future transportation needs generated by the land uses.

Urban Design Element

The purpose of the Urban Design Element is to establish a set of design principles from which future physical design decisions can be based. Urban design is the visual and sensory relationship between people and the built environment. The built environment includes not only buildings and streets, but also the natural environment as it is incorporated into the urban context. Urban design describes the physical features which define the character or image of a street, neighborhood, community, or the city as a whole. The Urban Design Element contains policies that are intended to be responsive to the core values and recommendations on urban form identified in the Strategic Framework Element. These include allowing the City's urban form to be defined and shaped by the natural environment, and creating diverse village centers where commercial and residential development is concentrated.

The policies continue the 1979 General Plan's emphasis on respecting San Diego's natural topography and distinctive neighborhoods, and incorporate components of the city's Transit-Oriented Development Design Guidelines. New sections are proposed on Public Art and Cultural Amenities, and Safety and Security.

Recreation Element

The Recreation Element contains policies which are intended to result in increased and enhanced public recreation opportunities and facilities throughout the City of San Diego for all users.

The Recreation Element is divided into six issue areas containing goals and policies addressing: 1) public access and recreational opportunities; 2) preservation of existing recreational facilities, and cultural, historic and open space resources; 3) accessibility of facilities and services; 4) cooperative efforts to attain parkland and facilities; 5) preservation and management of open space and resource-based parks; and 6) guidelines for the provision of park and recreation facilities.

Economic Prosperity

This draft element proposes a balanced approach to economic prosperity through both economic diversity and protection of industries which contribute the most to the local economy. It emphasizes the importance of maintaining a diversity of industries in creating a stable economy but focuses on the manufacturing, research and development, and support functions since they are base-sector industries which also produce needed middle-income employment. Base sector industries bring new wealth to the area by exporting goods and intellectual property. In San Diego, the economic base is primarily composed of industries in the manufacturing, visitor industries, and national security and international relations sectors or subsectors. Manufacturing, research and development, technology services, and support uses are the key to providing middle-income employment.

Conservation Element

The Conservation Element focuses on conserving natural resources; protecting unique landforms; preserving and managing open space systems, beaches and watercourses; preventing and reducing pollution; and ensuring preservation of quality of life in San Diego. A wide range of policies are proposed in the General Plan update to help guide development and provide a conservation “blueprint” so that San Diego’s environmental quality and natural resources are preserved, maintained, improved and can be sustained for current and future generations. Many of the policies described in the element are already being implemented throughout the city, via specific programs and plans administered by various city departments, such as the Storm Water Pollution Prevention Program, the Sustainable Communities Program, and the Multiple Species Conservation Program (MSCP). The General Plan provides the broad overall context to view the purpose and interrelationships of these and additional programs, and to establish citywide goals for conservation of resources that will be refined based on individual community’s conservation goals.

Historic Preservation Element

The purpose of the Historic Preservation Element is to guide the preservation, protection and restoration of historical and cultural resources so that a clear sense of how the city gained its present form and substance can be maintained. Preservation of important historical resources enhances the quality of life in San Diego. It improves the quality of the built environment,

encourages appreciation for the city's history and culture, maintains the character and identity of communities, and contributes to the city's economic vitality. Related policies addressing cultural heritage tourism are included in the Economic Prosperity Element.

Noise Element

The Noise Element provides goals and policies to guide compatible land uses and the incorporation of noise abatement measures for new uses to protect people living and working in the city of San Diego from an excessive noise environment. This purpose becomes more relevant as the city continues to grow with infill, mixed use, and transit-oriented development. Recent revisions to the element include expanded Land Use – Noise Compatibility Guidelines that use a matrix to identify compatible, conditionally compatible, and incompatible land uses by noise decibel level.

Public Facilities, Service and Safety Element

The need to improve existing infrastructure deficiencies in San Diego's older urbanized communities is one of the most pressing and persistent issues faced by the city of San Diego. The city must also ensure that adequate facilities and levels of service are maintained over time throughout the city, and that new growth pays its fair share of costs. The Public Facilities, Service and Safety Element provides a public facilities financing approach oriented to infill development that was not included in the 1979 General Plan.

Facilities and services addressed include: Fire-Rescue, Police, Wastewater, Storm Water, Water Infrastructure, Waste Management, Libraries, Schools, Information Infrastructure, Disaster Preparedness, and Seismic Safety. The policies within the PFSSE also apply to transportation and park and recreation facilities and services, with additional guidance found in other elements. In addition, policies calling for greater collaboration with providers of Public Utilities, Regional Facilities, and Healthcare Facilities are included in this element, as they too affect land uses and overall quality of life.

The proposed sections of the draft General Plan Update can be found at the following web site:
<http://www.sandiego.gov/planning/genplan/index.shtml>

Discretionary Approvals: The proposed project would require City Council approval.

I. PEIR Requirements

Each section and discussion area of the PEIR must provide a descriptive analysis of the project followed by an objective and comprehensive evaluation. The Draft PEIR must also include sufficient graphics and tables to provide a complete description. Please refer to the "Environmental Impact Report Guidelines," Updated May 2005, for additional details regarding the required information.

A. Introduction:

Introduce the project with a brief discussion of the intended use and purpose of the PEIR. Briefly describe the project and the necessity for any subsequent discretionary City actions/permits and any other local, state and/or federal approvals. Discuss how the PEIR may be used as the basis for subsequent approvals and/or environmental documents. Describe the parameters for the future use of the PEIR.

B. Environmental Setting:

Describe the physical features of the City and the regional setting. The intensification of land uses could increase the demand on existing and planned public services and facilities. Discuss the project's effect on the need for public facilities. Discuss the Fire Department's six-minute response time for fire crews and equipment, and the eight-minute emergency services response time, and the Police Department's goal of a seven-minute response time for priority calls.

C. Project Description:

Discuss the characteristics, goals, and objectives of the General Plan Update. Explain how the public would benefit from the project. Discuss how the GPU will address the provision of affordable housing. Describe the discretionary action(s) involved in the project. List and explain the requirements for approvals from federal, state, and local agencies.

D. History of Project Changes:

Chronicle the changes that have been made to the project in response to environmental concerns raised during the development of the plan, including any input received from the Planning Commission and Council committees.

II. Environmental Issues

The draft PEIR must include a complete discussion of the existing conditions, impact analysis, significance, and mitigation for all the environmental issue sections. The PEIR must represent the independent analysis of the Lead Agency. All impact analyses must be based on the City's current "Significance Determination Thresholds." Any technical reports must be included in the appendices to the PEIR and summarized in the text of the document. The GPU does not propose any land use designation changes; however, it is understood that subsequent actions may do so, and may result in significant environmental impacts. While it is likely that some of the impacts may be fully or partially mitigated, at the GPU level of review the potential future impacts are considered not fully mitigated.

Land Use

Issue 1: Would implementation of the GPU conflict with any adopted environmental plans, including applicable habitat conservation plans?

Issue 2: Would the implementation of the GPU conflict with adopted community plans, land use designations or any other applicable land use plans, policies or regulations of State or Federal agencies with jurisdiction over the City? Would the implementation of the GPU require the amendments to community plans?

Issue 3: Would the implementation of the GPU be consistent with the density calculations, design standards, use restrictions and any other development regulations of the City's Land Development Code related to the applicable zoning regulations?

Issue 4: Would the implementation of the GPU result in land uses that are not compatible with any applicable Airport Land Use Plans?

Discuss how the implementation of the GPU would directly or indirectly affect the City's community plans, and all other applicable environmental, and land development regulations. If there are potential impacts, describe whether or not these potential impacts would lead to physical effects.

Transportation/Traffic Circulation/Parking

Issue 1: What direct and/or cumulative traffic impacts would the GPU have on existing and planned community, and regional circulation networks?

Issue 2: Would implementation of the GPU result in any alterations to existing circulation?

Issue 3: Would implementation of the GPU impact the availability of parking?

Issue 4: Would the implementation of the GPU encourage the provision of alternative modes of travel?

Describe in this section any envisioned modifications and/or improvements to the existing circulation system, including City streets, intersections, freeways and interchanges. Discuss any potential traffic impacts within individual community plan areas. Describe whether or not the GPU would result in a substantial increase in trips associated with build-out. If applicable, describe what measures the GPU would include to mitigate significant traffic circulation impacts, and/or parking shortages. Discuss how potential change in uses would affect overall traffic patterns and congestion. Address cumulative traffic impacts including any regional impacts. Describe how alternative modes of travel would be addressed.

Visual Effects and Neighborhood Character

Issue 1: Would the implementation of the GPU result in a substantial change in the topography or ground surface relief features of any areas of the City?

Issue 2: Would the implementation of the GPU result in the blockage of public views from designated open space areas, roads, or to any significant visual landmarks or scenic vistas?

Issue 3: Would the implementation of the GPU affect the existing visual character of the City or community plan areas, particularly with respect to views from major roadways and public viewing areas?

Issue 4: Would implementation of the GPU result in projects with a bulk, scale, materials, or style that would be incompatible with the surrounding development or community?

Issue 5: Would the implementation of the GPU result in projects that would substantially alter the existing character of existing individual communities and/or the City?

Issue 6: Would the implementation of the GPU result in projects with negative aesthetics?

Issue 7: Would the implementation of the GPU result in projects that would substantially shade other properties or produce substantial amounts of light and glare?

This section should evaluate whether or not the GPU would result in a potential change in the visual environment. Address any potential visual impacts from public vantage points.

Describe how the neighborhood character and community-specific guidelines of the City's communities would be affected by the implementation of the General Plan Update. Would the project result in a homogenous style of architecture over the City or would varied architectural designs be encouraged?

Air Quality

Issue 1: Would implementation of the GPU result in an increased number of automobile trips which could potentially affect San Diego's ability to meet regional, state and federal clean air standards?

Issue 2: Would implementation of the GPU result in air emissions that would substantially deteriorate ambient air quality, including the exposure of sensitive receptors to substantial pollutant concentrations?

Discuss whether or not the GPU would result in an increase in the number of automobile trips within the City. An increase in auto emissions has the potential to affect air quality. Describe the climatological setting within the San Diego Air Basin and the basin's current attainment levels for State and Federal Ambient Air Quality Standards. Discuss short- and long-term and cumulative impacts on regional air quality, including construction and transportation-related sources of air pollutants. Discuss the impacts from any increase in trips to the Regional Air Quality Standards, and the overall air quality impacts from such trips, and any proposed mitigation measures. Discuss whether or not the implementation of the GPU would result in a significant decrease in the levels of service of any roadway or intersection and the resulting degradation of air quality.

Noise

Issue 1: Would the implementation of the GPU subject residential, recreational-use areas or other sensitive receptors to future traffic noise levels which would exceed the standards established in the Transportation Element of the General Plan?

Issue 2: Would the implementation of the GPU result in exposure of sensitive receptors to future noise levels which exceed those established in the adopted Airport Comprehensive Land Use Plans?

Issue 3: Would the implementation of the GPU be consistent with the City's adopted noise ordinance (Municipal Code) and Significance Thresholds for noise or would incompatible uses be sited adjacent to one another?

Issue 4: Would the implementation of the GPU result in a significant increase in the existing ambient noise levels?

The GPU proposes a change in the Land Use Compatibility Chart. Describe the potential environmental effects of this change. If a significant increase in existing ambient noise levels would be anticipated describe the appropriate mitigation.

Biological Resources

Issue 1: Would the implementation of the GPU result in the reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?

Issue 2: Would the implementation of the GPU result in impacts to important habitat or result in interference with the movements of resident or migratory fish or wildlife species?

Issue 3: Would the implementation of the GPU affect the long-term conservation of biological resources? Would the GPU impact the Multi-Habitat Planning Area (MHPA)?

Issue 4: Would the revised Land Use Compatibility Chart result in noise impacts on sensitive species?

Discuss how any proposed land use changes within the GPU would impact the City's biological conservation goals either directly or indirectly. Describe how the Conservation Element would affect those goals.

Health and Safety

Issue 1: Are any land use changes proposed by the GPU that would result in the exposure of people/sensitive receptors to potential health hazards (i.e. exposing sensitive receptors to hazardous materials in Industrial areas)?

Describe whether or not the implementation of any proposed land uses or other changes would result in the increased or decreased exposure of sensitive receptors to hazardous materials.

Historical Resources

Issue 1: Would the implementation of the GPU adversely affect prehistoric or historic archaeological sites?

Issue 2: Would the implementation of the GPU result in adverse physical or aesthetic effects to prehistoric or historic buildings, structures, objects, or sites?

Issue 3: Would the implementation of the GPU result in adverse physical or aesthetic effects to architecturally significant buildings, structures, or objects?

Issue 4: Would the implementation of the GPU result in impacts to existing religious or sacred uses within the City or the disturbance of any human remains, including those interred outside formal cemeteries?

Describe whether or not the implementation of the GPU would negatively affect the preservation of archaeological or historical resources. While the GPU contains elements that would encourage preservation other GPU elements have different goals. Explain how competing goals would be resolved.

Hydrology

Issue 1: Would the implementation of the GPU result in an increase in impervious surfaces, increased runoff, and substantial alteration to existing drainage patterns?

Address any anticipated changes to existing drainage patterns and runoff volumes that may result with the implementation of the GPU.

Geologic Conditions

Issue 1: Would the implementation of the GPU result in the exposure of people or property to geologic hazards such as earthquakes, landslides, mudslide, ground failure, or similar hazards?

Issue 2: Would the implementation of the GPU result in a substantial increase in wind or water erosion of soils, either on or off the site?

The PEIR should include a discussion of the potential to aggravate or intensify the wind and water erosion or expose people or property to geologic hazards.

Paleontological Resources

Issue 1: Would the implementation of the GPU result in the loss of paleontological resources?

The PEIR should include a discussion of the potential for loss of sensitive paleontological resources in conjunction with the implementation of the GPU.

Public Services and Facilities

Issue 1: Would the implementation of the GPU result in the provision of additional public facilities? If so, would the construction of these public facilities cause significant environmental impacts?

Discuss whether or not the construction of public facilities would result in significant environmental impacts.

Public Utilities

Issue 1: Would the implementation of the GPU result in the need for new or expanded public facilities including those necessary for water, sewer, storm drains, solid waste disposal, and the provision of energy? If so, would the construction of these facilities cause significant environmental impacts?

Issue 2: Would the implementation of the GPU result in the use of excessive amounts of electrical power, fuel or other forms of energy?

Issue 3: Would the implementation of the GPU result in the use of excessive amounts of water?

Describe any measures/policies of the GPU which could potentially reduce the use of energy and water. Present measures included as part of the project or proposed as mitigation measures directed at conserving energy and reducing energy consumption consistent. Ensure this section addresses all

issues described within Appendix F of CEQA.

In the Existing Conditions section of this issue area, address water supply availability consistent with Senate Bill 610/221.

Discuss how the implementation of the GPU would affect the City's ability to handle solid waste. According to Assembly Bill 939, the City of San Diego is required to divert at least 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting by 2000.

Water Quality

Issue 1: Would the implementation of the GPU increase the amount of impervious surface in the City? Would the implementation of the GPU result in substantial alteration of on and offsite drainage patterns affecting the rate and volume of surface runoff within the City?

Issue 2: Would the implementation of the GPU result in an increase in pollutant discharge to receiving waters and increase discharge of identified pollutants to an already impaired water body?

Issue 3: How would the implementation of the GPU impact local and regional water quality?

Discuss whether or not the implementation of the GPU would have any potential impacts on regional and local water quality.

Agricultural Resources

Issue 1: Would the implementation of the GPU result in the conversion of agricultural lands to nonagricultural use or impair the agricultural productivity of agricultural lands?

Discuss whether or not the implementation of the GPU would result in the conversion of substantial amounts of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

Mineral Resources

Issue 1: Would the project result in the loss of significant mineral resources (e.g. sand and gravel) that would be of value to the region and residents of the state?

The PEIR should explain to what extent implementation of the GPU could result in the loss of availability of mineral resources and state whether a cumulative impact would result.

Growth Inducement

Issue 1: Would the implementation of the GPU foster economic or population growth, or the construction of additional housing either directly or indirectly?

Address the potential for growth inducement through implementation of the GPU. Accelerated growth could further strain existing community facilities or encourage activities that could significantly affect the environment. It must not be assumed that growth is necessarily beneficial, detrimental or of little significance to the environment.

Cumulative Impacts

Issue 1: What are the cumulative impacts of this project?

Implementation of the GPU could result in significant environmental changes, which are individually limited but cumulatively considerable. Therefore, in accordance with Section 15130 of the CEQA Guidelines, potential cumulative impacts must be discussed in a separate section of the PEIR.

Other

In conformance with CEQA Section 15126.2(b) and (c), discuss the significant environmental effects which cannot be avoided if the GPU is implemented; and the significant irreversible changes that would result from the implementation of the GPU.

New Information/Project Amendments

If the project description changes, and/or supplementary information becomes available, the PEIR may need to be expanded to include additional issue areas. This must be determined in consultation with EAS staff.

Alternatives:

The PEIR must place major attention on reasonable feasible alternatives that avoid or mitigate the project's significant impacts. These alternatives should be identified and discussed in detail and should address all significant impacts. The alternatives analysis should be conducted in sufficient graphic and/or narrative detail to clearly assess the relative level of impacts and feasibility. See Section 15364 of the CEQA Guidelines for the CEQA definition of "feasible."

Preceding the detailed alternatives analysis, provide a section entitled "Alternatives Considered but Rejected." This section should include a discussion of preliminary alternatives that were considered but not analyzed in detail. The reasons for rejection must be explained in detail and demonstrate to the public the analytical route followed in rejecting certain alternatives.

The following alternatives must be considered for evaluation in the draft PEIR:

- A. **No Project:** This alternative should describe a scenario that would continue the utilization of the existing 1979 General Plan, the Strategic Framework Element (as adopted by City Council without increased density), and community plans to guide future development in the City for the next 20-30 years.
- B. **City of Villages Growth:** This alternative should evaluate the impacts of adding 17,000 to 37,000 multifamily dwelling units forecasted for the year 2030 for the City into the General Plan Update (as evaluated in the 2002 Strategic Framework Final EIR) in areas that have a propensity to develop village characteristics.
- C. **General-Citywide Growth:** This alternative should evaluate the impacts of adding 17,000 to 37,000 multifamily dwelling units forecasted for the year 2030 for the City into the General Plan Update, similar to the City of Villages Growth Alternative, but the anticipated

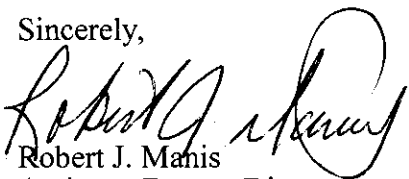
growth would be spread equally throughout every community in the City resulting in smaller villages.

- D. **No Prime Industrial Lands:** This alternative should describe a scenario that would not designate any lands within the City of San Diego as “prime industrial” lands.
- E. **No Reduction in Noise Standards:** This alternative should describe the implementation of the proposed GPU without either of the proposed General Plan policies which would allow up to 70 dBA within the Airport Influence Area and 75 dBA elsewhere for multiple-family residences.

If through the environmental analysis process, other alternatives become apparent which would mitigate potentially significant impacts these alternatives must be discussed with EAS staff prior to including them in the PEIR. Note that the final formulation of alternatives may not conclude until late in the process, after staff has determined which project impacts are significant. It is important to emphasize that the alternatives section of the PEIR should constitute a major part of the report. The timely processing of the environmental review will likely be dependent on the thoroughness of effort exhibited in the alternatives analysis.

Until a screen check PEIR is submitted which addresses all of the above issues, the environmental processing timeline for this project will be held in abeyance. If you have any questions or need clarification regarding the content of this letter, please contact Marilyn Mirrasoul, Associate Planner at (619) 446-5380.

Sincerely,

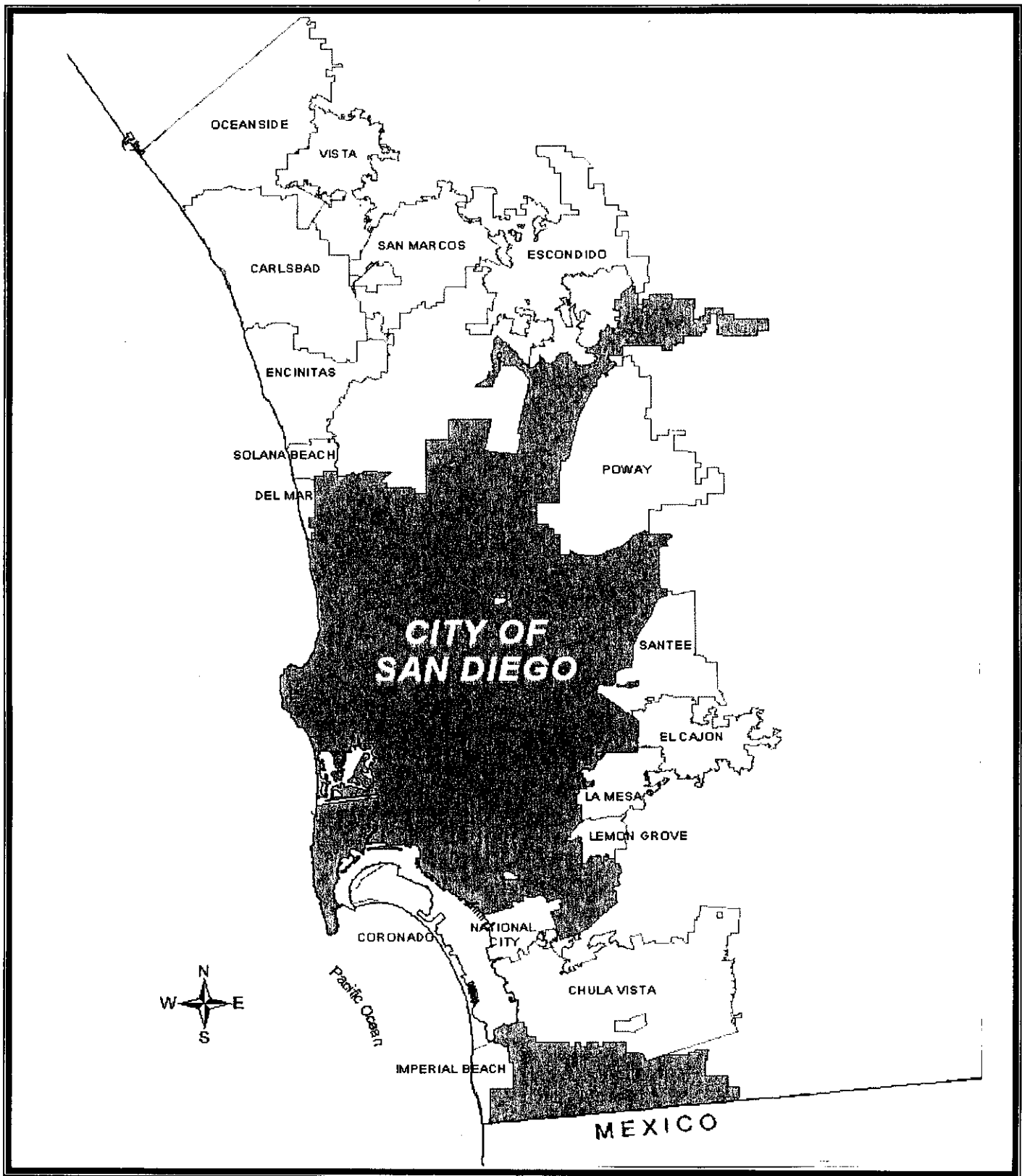


Robert J. Manis
Assistant Deputy Director
Development Services Department

RM/mm

Attachments: Figure 1, Location Map

cc: Nancy Bragado, General Plan Update Program Manager
Randy Rodriguez, EIR Project Manager
Eileen Lower, Senior Planner
Marilyn Mirrasoul, Associate Planner
EAS File
EAS Seniors



Location Map – General Plan Update
Environmental Analysis Section Project No. 104495
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure
1